

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE: : Bankruptcy No. 17-70045-JAD

MICHAEL DAVID SCOTT, : Docket No. 435

Debtor

TUFTS INVESTMENT LLC,

Movant

vs.

MICHAEL DAVID SCOTT,

Respondent

**ORDER**

AND NOW, this 15<sup>th</sup> day of December, 2017, upon consideration of the Motion of Tufts Investment LLC for Relief from Automatic Stay provisions of Section 362 of the United States Bankruptcy Code and after notice and hearing it is:

**ORDERED AND DECREED** that Movant shall be permitted to communicate with the Debtor and Debtor's counsel to the extent necessary to comply with the applicable non-bankruptcy law; and it is further:

**ORDERED AND DECREED** that the Automatic Stay provisions of Section 362 of the United States Bankruptcy Code are hereby terminated as to Tufts Investment LLC with respect to the following collateral known as 92-94 George Street, Roxbury, Massachusetts 02119 as to allow the Movant, its successors or assignees, to foreclose on its mortgage or take any legal or consensual action for enforcement of its right to possession of, or title to, said premises (such actions include but are not limited to the signing of a deed in lieu of foreclosure or entering into a loan modification agreement) and to allow the purchaser of said premises at Sheriff's sale (or purchaser's assignee) to take any legal or consensual action for enforcement of its right to possession of, or title to, said premises.

**FURTHER ORDERED** that Rule 4001(a)(3) is not applicable and Movant, or its successors, if any, may immediately implement this order.

  
\_\_\_\_\_  
Jeffery A. Deller  
United States Bankruptcy Judge

**CASE ADMINISTRATOR SHALL SERVE:**

Leonard P. Vigna, Esquire  
Michael David Scott  
James R. Walsh, Esquire

FILED  
12/20/17 2:54 pm  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPA

## Imaged Certificate of Notice Page 2 of 3

United States Bankruptcy Court  
Western District of PennsylvaniaIn re:  
Michael David Scott  
DebtorCase No. 17-70045-JAD  
Chapter 7**CERTIFICATE OF NOTICE**

District/off: 0315-7

User: gamr  
Form ID: pdf900Page 1 of 2  
Total Noticed: 1

Date Rcvd: Dec 20, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 22, 2017.

db +Michael David Scott, 772 Saint Joseph St., c/o FCI Loretto, Loretto, PA 15940-7006

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Dec 22, 2017

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 20, 2017 at the address(es) listed below:

Brett L. Messinger on behalf of Defendant US Bank National Association as Trustee  
blmessinger@duanemorris.com, LMTryon@duanemorris.com

Brett L. Messinger on behalf of Creditor US Bank National Association as Trustee for Credit Suisse First Boston Mortgage Securities Corp. Mortgage Backed Pass Through Certificates Series 2004-AR-7 and Ocwen Loan Servicing, LLC blmessinger@duanemorris.com, LMTryon@duanemorris.com

Brett L. Messinger on behalf of Defendant Ocwen Loan Servicing LLC  
blmessinger@duanemorris.com, LMTryon@duanemorris.com

Brett L. Messinger on behalf of Defendant U S Bank National Associates as Trustee For Credit Suisse First Boston Mortgage Securities Corp blmessinger@duanemorris.com, LMTryon@duanemorris.com

Brett L. Messinger on behalf of Defendant U.S. Bank National Association as Trustee for Credit Suisse First Boston Mortgage Securities Corp. Mortgage Pass Through Series 2004-AR7 blmessinger@duanemorris.com, LMTryon@duanemorris.com

Brett L. Messinger on behalf of Creditor U.S. Bank, National Association as Trustee Under the Pooling and Servicing Agreement Dated as of May 1, 2006, GSAMP Trust 2006-HE3 Mortgage Pass-Through Certificates Series 2006-HE3 and Ocwen Loan Ser blmessinger@duanemorris.com, LMTryon@duanemorris.com

Denver E. Wharton on behalf of Creditor Khanda, LLC dew@ktwllaw.com, r42l23@notify.bestcase.com

Heather A. Sprague on Behalf of the United States Trustee by on behalf of U.S. Trustee Office of the United States Trustee Heather.Sprague@usdoj.gov

James Warmbrodt on behalf of Creditor BANK OF AMERICA, N.A. bkgroup@kmlawgroup.com

James A. Prostko on behalf of Creditor U.S. Bank, National Association, as Trustee, et al... pawb@fedphe.com, james.prostko@phelanhallinan.com

James A. Prostko on behalf of Creditor The Bank Of New York Mellon Trust Company, N.A., et. al. pawb@fedphe.com, james.prostko@phelanhallinan.com

James A. Prostko on behalf of Attorney James A. Prostko pawb@fedphe.com, james.prostko@phelanhallinan.com

James R. Walsh jwalsh@spencecuster.com, trustee@spencecuster.com; kpetak@spencecuster.com; rsnyder@spencecuster.com; skosis@spencecuster.com; mskunta@spencecuster.com; jwalsh@ecf.epiqsystems.com; gbivens@spencecuster.com

James R. Walsh on behalf of Trustee James R. Walsh jwalsh@spencecuster.com, trustee@spencecuster.com; kpetak@spencecuster.com; rsnyder@spencecuster.com; skosis@spencecuster.com; mskunta@spencecuster.com; jwalsh@ecf.epiqsystems.com; gbivens@spencecuster.com

Jeremy J. Kobeski on behalf of Creditor The Bank Of New York Mellon Trust Company, N.A., et. al. pawb@fedphe.com

Jill Locnikar on behalf of Creditor United states of america jill.locnikar@usdoj.gov, patricia.fitzgerald@usdoj.gov; deborah.verrilla@usdoj.gov; caseview.ecf@usdoj.gov

Jill Locnikar on behalf of Defendant United States Department of Justice, et al. jill.locnikar@usdoj.gov, patricia.fitzgerald@usdoj.gov; deborah.verrilla@usdoj.gov; caseview.ecf@usdoj.gov

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Page 2 of 2  
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Date Rcvd: Dec 20, 2017

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

Jill Locnikar on behalf of Defendant U.S Department of Education jill.locnikar@usdoj.gov,  
patricia.fitzgerald@usdoj.gov;deborah.verrilla@usdoj.gov;caseview.ecf@usdoj.gov  
Jonathan W. Chatham on behalf of Creditor PA Dept of Revenue RA-occbankruptcy7@pa.gov  
Jonathan W. Chatham on behalf of Attorney PA Dept of Revenue RA-occbankruptcy7@pa.gov  
Kevin J. Petak on behalf of Trustee James R Walsh kpetak@spencecuster.com,  
mskunta@spencecuster.com;skosis@spencecuster.com;rsnyder@spencecuster.com;gbivens@spencecuster.co  
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Kevin J. Petak on behalf of Interested Party James R Walsh kpetak@spencecuster.com,  
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Kevin J. Petak on behalf of Trustee James R. Walsh kpetak@spencecuster.com,  
mskunta@spencecuster.com;skosis@spencecuster.com;rsnyder@spencecuster.com;gbivens@spencecuster.co  
m  
Kevin Scott Frankel on behalf of Defendant Korde & Associates P C pakb@logs.com  
Kristen D. Little on behalf of Defendant Korde & Associates P C pakb@logs.com  
Kunal Janak Choksi on behalf of Defendant Internal Revenue Service kunal.j.choksi@usdoj.gov  
Leonard P. Vigna on behalf of Creditor Tufts Investments, LLC lpv@ktwllaw.com,  
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Office of the United States Trustee ustpregion03.pi.ecf@usdoj.gov  
Ronald E. Reitz on behalf of Creditor ROSE AKE rreitz@margolisedelstein.com  
Ronald E. Reitz on behalf of Plaintiff BONABERI CORPORATION rreitz@margolisedelstein.com  
Ronald E. Reitz on behalf of Creditor BONABERI CORPORATION rreitz@margolisedelstein.com  
Ronald E. Reitz on behalf of Plaintiff ROSE AKE rreitz@margolisedelstein.com  
Stephen G. Murphy on behalf of Defendant The Commonwealth of Massachusetts  
murphys@dor.state.ma.us  
Stephen G. Murphy on behalf of Creditor Massachusetts Department of Revenue  
murphys@dor.state.ma.us  
Stephen G. Murphy on behalf of Defendant Commonwealth of Massachusetts murphys@dor.state.ma.us  
William E. Miller on behalf of Defendant US Bank National Association as Trustee  
wmiller@sterneisenberg.com, bkecf@sterneisenberg.com  
William E. Miller on behalf of Creditor U.S. Bank, National Association As Trustee For et al.  
wmiller@sterneisenberg.com, bkecf@sterneisenberg.com  
William E. Miller on behalf of Creditor U.S. Bank, National Association as Trustee Under the  
Pooling and Servicing Agreement Dated as of May 1, 2006, GSAMP Trust 2006-HE3 Mortgage  
Pass-Through Certificates Series 2006-HE3 C/O Phelan Hallinan wmiller@sterneisenberg.com,  
bkecf@sterneisenberg.com

TOTAL: 38